

Lafayette Consolidated Government

## Zoning Commission

Community Development and Planning Staff Report

### EXECUTIVE SUMMARY

---

**ZON2022-0048**

**City Council District:** 5 – Glenn Lazard

**Parish Council District:** 5 – AB Rubin

**Applicant:** Lafayette Consolidated Government

**Request:** This is a staff-led request for the administrative rezoning of two properties (569 North Pierce Street, and 125 Gulf Street) from IL (Industrial-Light) zoning districts to RS-1 (Residential Single-Family) zoning districts.

**Location:** 569 North Pierce Street and 125 Gulf Street

#### **Summary of Proposal:**

The purpose of this rezoning is to correct outdated and inappropriate zoning districts. There are two (2) existing single-family homes in an incorrect and intensive zoning district: IL (Industrial-Light). Single-family residences are not allowed in an IL (Industrial-Light) zoning district.

#### **Recommendation:**

Staff recommends approval of this recommendation to rezone these properties from IL (Industrial-Light) zoning districts to RS-1 (Residential Single-Family) zoning districts.

#### **Reasons for Recommendation:**

One of the properties on North Pierce Street (569) and one of the properties on Gulf Street (125) are single-family dwellings, in spite of the IL (Industrial-Light) zoning district. RS-1 (Residential Mixed) is a more appropriate designation for the North Pierce Street/Gulf Street properties based on their proximity to the existing RS-1 (Residential Single-Family) neighborhood to the north.

#### **Summary of Public Comment:**

At the time of publication of the preliminary report, staff has received 1 call in reference to this property they were supportive of the change.

#### **Briefing: November 21, 2022**

A briefing on this case was presented to the Zoning Commission on Monday, November 21, 2022 and determined it would move forward as a case on December 19, 2022, at the next Zoning Commission meeting.

## **Zoning Commission Meeting**

**December 19, 2022**

**ZON2022-0048**

**To:** City Zoning Commission

**From:** Mary Sliman, Director  
Cathie Gilbert, Planning Manager

**City Council District:** 5 – Glenn Lazard

**Parish Council District:** 5 – AB Rubin

**Prepared by:** Carol Vermillion Robbins

### **PRELIMINARY STAFF REPORT**

---

**Applicant:** Lafayette Consolidated Government

**Request:** This is a staff-led request for a rezoning from IL (Industrial-Light) to RS-1 (Residential Single-Family).

**Location:** 569 North Pierce Street, and 125 Gulf Street.

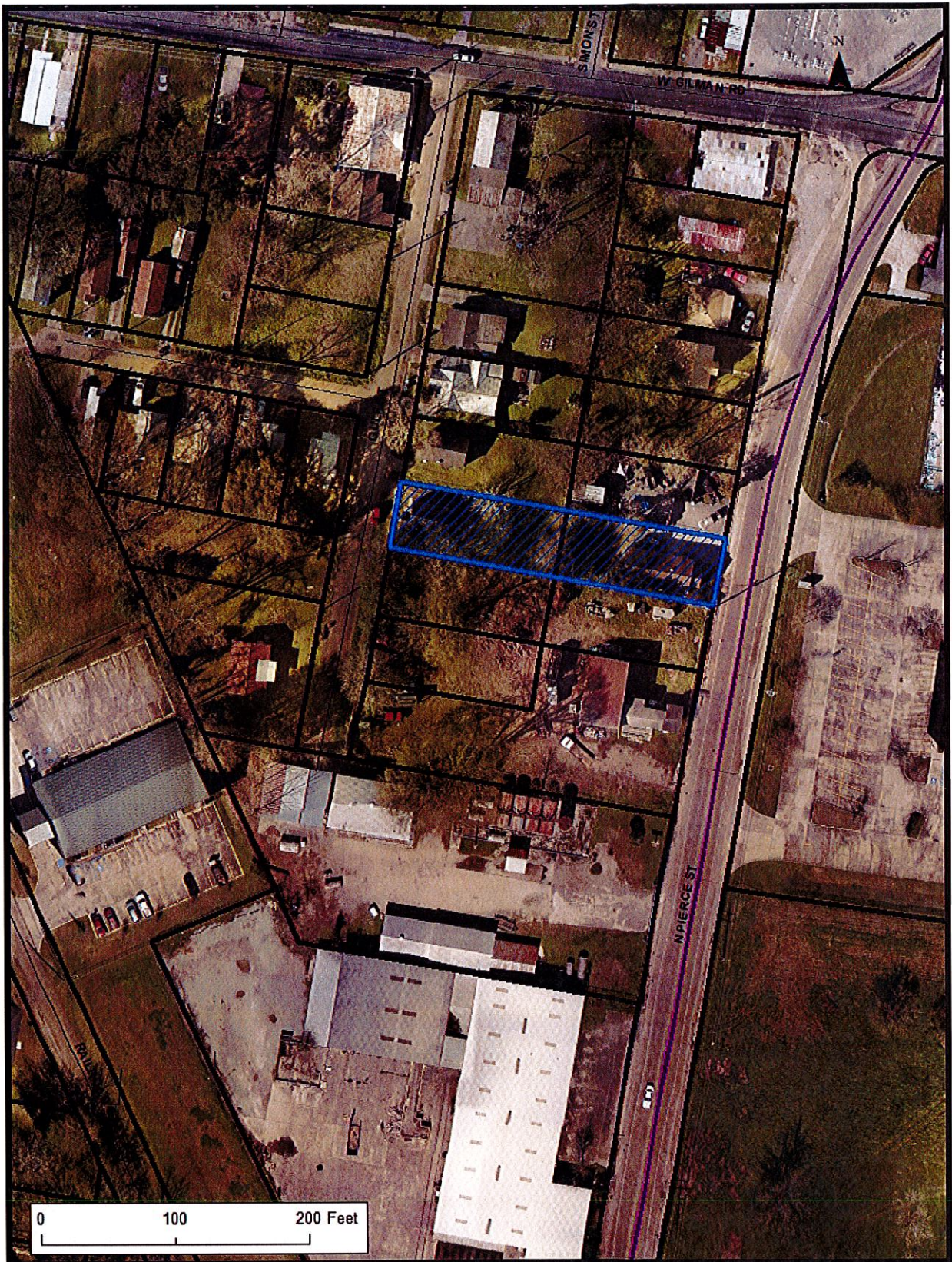
**Description:** The properties are located generally north of Madeline Avenue, west of North Pierce Street, and south of West Gilman Road. The subject properties are approximately 0.76 acres in total.

#### **Why is Zoning Commission action required?**

The Zoning Commission is required to make a recommendation on all applications for amendments to the zoning map to the City Council prior to council action, in accordance with Article 4 of the Lafayette Development Code.

The LDC establishes procedures for making land development decisions. In order to obtain a certificate of occupancy, building permit or to subdivide the property, the zoning district must permit the proposed land use and development standards. The city of Lafayette is divided into zoning districts that can be generally categorized by agricultural, residential, mixed-use, commercial and industrial land uses. Each zoning district has a set of permitted and/or conditional uses.





*Subject Property Map*



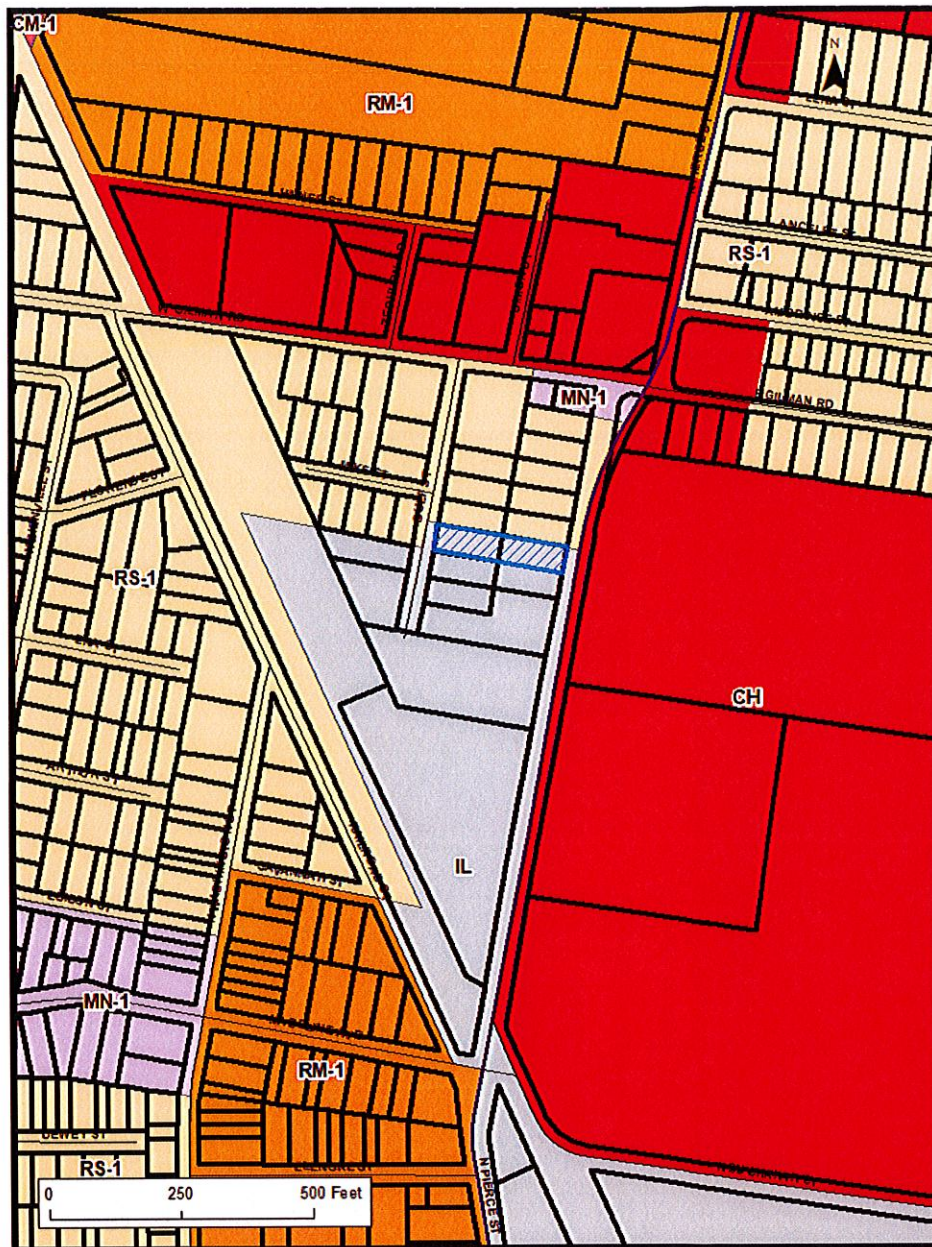




## II. ANALYSIS

### A. Existing conditions

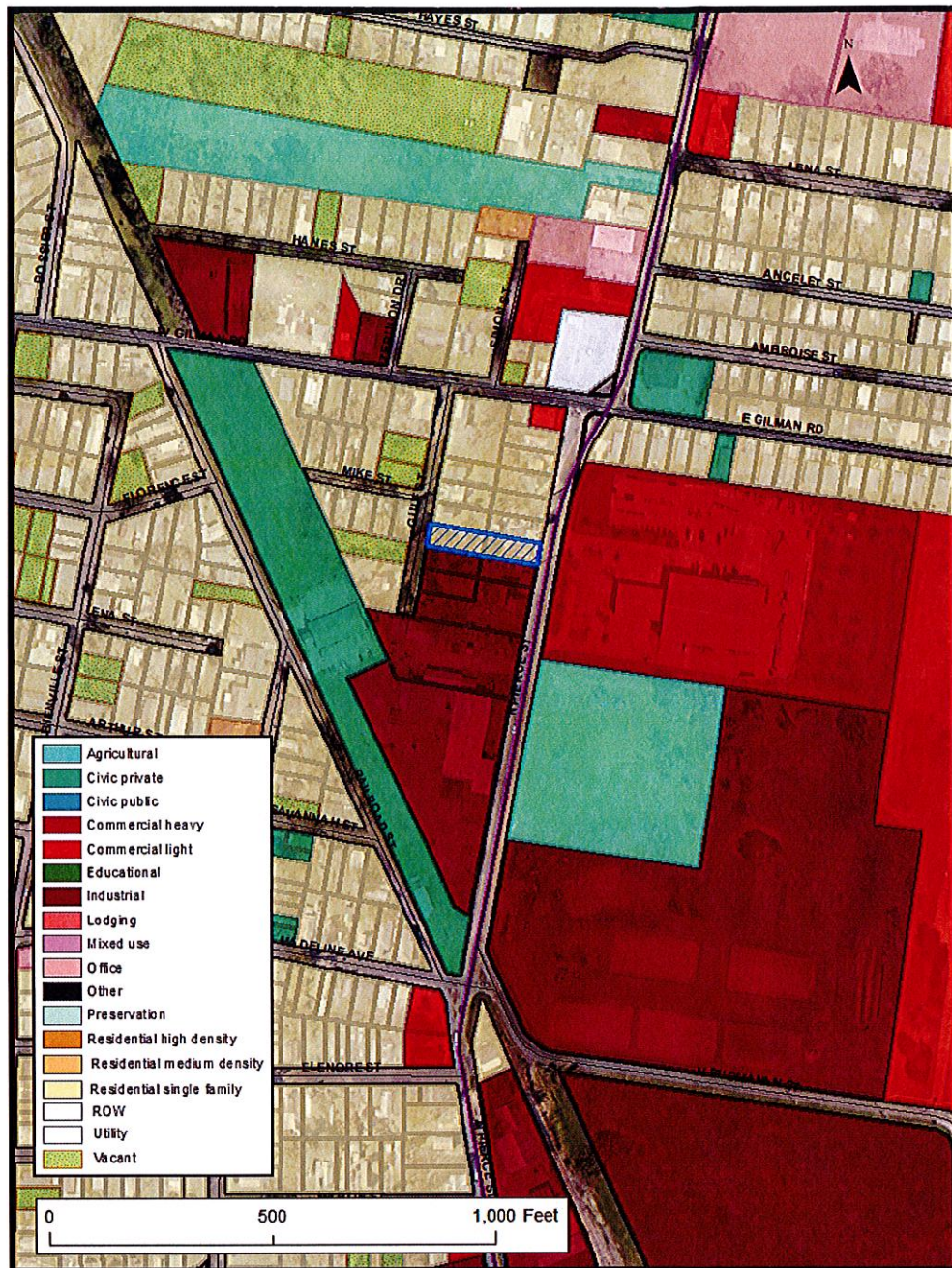
#### *Zoning*



#### ***Zoning Map of the area surrounding the petitioned site***

The subject properties are in an overlap of an IL (Industrial-Light) zoning district. There are CH (Commercial-Heavy) zoning districts to the east and to the north, bordering North Pierce Street and West Gilman Road. The remainder of the properties in the area around the subject properties are different districts of residential zoning. There are RS-1 (Residential Single-Family), RM-1 (Residential Mixed) and MN-1 (Mixed-Use Neighborhood) zoning districts, the last offering light commercial uses as well as residential uses.





### Land Use Map

The land uses around the subject property reflect the Zoning Map. There are industrial and commercial uses to the south, the north, and the east. There are a large amount of low-density residential uses with a couple of agricultural uses and a lot of civic private uses. The civic private uses in this area are primarily church uses. There is an existing legal non-conforming use next to 569 North Pierce Street and 125 Gulf Street; a towing company.



### ***Street Classification and Sidewalk Inventory Map***

One of the subject properties fronts North Pierce Street, a major collector. The other property fronts Gulf Street, a local road. All of the other roads in the area around the subject properties are local roads. There are sidewalks shown on our maps along most of the local roads in the area but there are none on Gulf Street or Mike Street. They do exist on North Pierce Street.



## **B. Recent cases and relevant trends**

Staff had recently presented a case for the rezoning of residential properties that were also in an inappropriate IL (Industrial-Light) zoning district, with others in an inappropriate CH (Commercial-Heavy) zoning district. This case was **ZON2022-0029 105, 107, 117 & 119 Martin Street, 221 North Pierce Street, 203 Angelloz Street, 206 & 207 Anne Street, & 201, 203 & 205 South Washington Street**. This neighborhood is only quarter mile south of the current case, and is very similar. Both are older residential neighborhoods situated very close to the railroad and industrial work areas. This close proximity to an IL (Industrial-Light) zoning district is typical for an older neighborhood, where the workplace was often close to residences. The earlier case on Martin Street was rezoned to RM-1 (Residential Mixed) and RS-1 (Residential Single-Family) zoning districts.

## **C. Purpose of rezoning and effect on adjacent land uses**

The purpose of this staff-led rezoning is to eliminate inappropriate zoning for a neighborhood in order to help preserve and maintain an older, existing neighborhood. IL (Industrial-Light) is too intense for a neighborhood and does not allow any kind of housing except for a **Community Home**, which is a group home for the disabled.

## **D. Evaluation of approval standards**

***The proposed rezoning is consistent with the comprehensive plan.***

The comprehensive plan considers that there is a lack of housing choice in the city and “encourages compact development within existing activity centers and along corridors that include a mix of uses supportive of vibrant daily activity patterns” (Policy 2.11). Staff intends that the administrative rezoning of this neighborhood will revitalize the area while reducing the intrusion of heavy commercial/industrial businesses within the neighborhood.

The comprehensive plan also sees urban neighborhoods as opportunities for reinvestment and livability. Reducing intense zoning districts in existing neighborhoods will strengthen the character of this neighborhood. This neighborhood provides a diverse range of housing opportunities and choice, and rezonings of this type protect and revitalize the neighborhood and its assets, also goals of the comprehensive plan. Diverse sizes of housing and lot sizes can also attract an older population, looking to downsize, while still attracting young adults and offering properties they can afford.

***There was a mistake in the original zoning map or text.***

Unable to determine for certain, but it does seem like a mistake to draw a zoning line on the edge of a residential area that only puts two small lots in the industrial side of the line.

***The proposed amendment is compatible with current development trends, if any, in the vicinity of the subject property.***

Yes, by providing residents with housing choices in a walkable, transit-accessible area, and creating the opportunity for reinvestment and livability in an area in need of revitalization.



***The proposed amendment promotes the public health, safety, morals, and general welfare.***

N/A.

***The proposed amendment is compatible with surrounding land uses.***

Yes. The area surrounding the subject properties is mostly residential land use, but with a legal non-conforming use adjacent to two of the subject properties. This is a towing business, but it is no longer permitted within the city of Lafayette (legal non-conforming use). The other two industrial uses are further south and are typical industrial uses; a shipping business and a pallet and shelving warehouse.

N



$$\frac{125}{569}$$

0 400 800 Feet

400